

SURPLUS LAND PARCEL INFORMATION SHEET

		Pin	7703
		Project	MP-0182(6)
Parcel	117:TAQ	Tax ID	27-31-154-043
	118:TAQ		27-31-154-042
	119:TAQ		27-31-154-041

Auction Date: November 16, 2017

^{*}Parcels listed below will be sold together.

ADDRESS	12986 South Geronimo, Riverton (117:TAQ)
	12976 South Geronimo, Riverton (118:TAQ)
	12966 South Geronimo, Riverton (119:TAQ)



Parcel Sq. Ft. Acres County Minimum Bid (1)Deposit (10%)

54280	440000 26364280460000 2	6364260150000		61 (27)
	117:TAQ	118:TAQ	119:TAQ	Total
	5,918	6,067	6,466	18,451
_	0.136	0.139	0.148	0.423
_	Salt Lake	Salt Lake	Salt Lake	
_	\$61,250.00	\$62,800.00	\$66,925.00	\$190,975.00
_	\$6,125.00	\$6,280.00	\$6,692.50	\$19,097.50

⁽¹⁾ Subject to change due to actual sale amount at time of auction

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GENERAL INFORMATION

GENERAL INFORMATION											
		ALL CLO	SING C	OSTS ARE [OUE FR	OM					
	THE PREVAILING BIDDER AT THE TIME OF THE AUCTION										
	Enginee	ring Documen	t Prepa	ration	\$1,50	00.00					
		Ар	praisal	Costs:	\$250	00.00					
	Administrative Fee \$250.00										
	Sales Processing Costs \$500.00										
	TO	OTAL CLOSI	NG C	OSTS S	\$4.750	0.00					
				,							
Section	31	Township	35	Range	1W	Meridian	S.L.B. & M.				
and running tangent curv 39.48 feet); and limited non-tangent right of way	thence ve to the thence access li t curve the	e southeasterly eleft (Note: C S.35°01'48"Wane of the Mou to the right; the dimited acce	y 40.59 hord to /. 113.7 untain V nence n ss line (feet along said curve by the feet to the feet to the feet to the feet feet feet feet feet feet feet	the arc bears S e existi r, to a p 3.84 fee d to sai	of a 50.00-f .31°42'31"E. fing easterly rooint in a 196 et along said of curve bears	foot radius non- for a distance of light of way line 8.00-foot radius existing easterly 5 N.09°50'00"W.				
	Section Beginning ar and running tangent curvagent curvagent imited non-tangent right of way	Section 31 Beginning at the notand running thence tangent curve to the 39.48 feet); thence and limited access linon-tangent curve tright of way line and	Section 31 Township Beginning at the northeast corne and running thence southeasterly tangent curve to the left (Note: C 39.48 feet); thence S.35°01'48"W and limited access line of the Mounon-tangent curve to the right; the right of way line and limited access	ALL CLOSING CONTHE PREVAILING BIDDER Engineering Document Preparation Appraisal Administration Sales Processing TOTAL CLOSING CONTAIL CLOSING	ALL CLOSING COSTS ARE INTHE PREVAILING BIDDER AT THE TILE Engineering Document Preparation Appraisal Costs: Administrative Fee Sales Processing Costs TOTAL CLOSING COSTS Section 31 Township Beginning at the northeast corner of said Lot 757 of and running thence southeasterly 40.59 feet along tangent curve to the left (Note: Chord to said curve is 39.48 feet); thence S.35°01'48"W. 113.71 feet to the and limited access line of the Mountain View Corridon non-tangent curve to the right; thence northerly 118 right of way line and limited access line (Note: Chord to said curve it and limited access line of the Mountain View Corridon non-tangent curve to the right; thence northerly 118 right of way line and limited access line (Note: Chord	ALL CLOSING COSTS ARE DUE FR THE PREVAILING BIDDER AT THE TIME OF Engineering Document Preparation Appraisal Costs: \$250 Administrative Fee Sales Processing Costs \$50 TOTAL CLOSING COSTS \$4,750 Section 31 Township 3S Range 1W Beginning at the northeast corner of said Lot 757 of said and running thence southeasterly 40.59 feet along the arc tangent curve to the left (Note: Chord to said curve bears S 39.48 feet); thence S.35°01'48"W. 113.71 feet to the existing and limited access line of the Mountain View Corridor, to a pron-tangent curve to the right; thence northerly 118.84 feet right of way line and limited access line (Note: Chord to said)	ALL CLOSING COSTS ARE DUE FROM THE PREVAILING BIDDER AT THE TIME OF THE AUCTION Engineering Document Preparation Appraisal Costs: \$1,500.00 Appraisal Costs: \$2500.00 Administrative Fee \$250.00 Sales Processing Costs \$500.00 TOTAL CLOSING COSTS \$4,750.00				

118:TAQ	Section	31	Township	35	Range	1W	Meridian	S.L.B. & M.
Legal Description	running the right (Note S.00°16'17" southweste S.26°16'53" to the left; bears S.21° S.81°32'50" and limited tangent curline and lim to said curv	ence south e: Chord to W. 3.59 forly 13.62 W. for a do thence so 55'17"W. for W. 65.54 access lingues to the nited access ye bears N	erly 8.01 feet a to said curve feet to the be feet along t istance of 13.1 outherly 53.01 or a distance of feet along said e of the Mour right; thence	bears Seginning the arc of feet) the feet along for 50.56 for the feet along the feet along for the feet along	e arc of 100.0 .02°01'22"E. of a 15.00-for of said curve to the beginning the arc of eet) to the sou- ly Lot line to w Corridor, to 80.99 feet a ance of 80.98	O-foot refor a coot rade (Noteing of a said cultification the exponential ong said long the feet) to be feet) to cook the cook of the cook	radius non-tandistance of 8. ius curve to 12: Chord to 15: Chord to 15: Chord ive (Note: Chord line of said isting easterly it in a 1968.00 d existing easterly of the northerly of the northerly of the northerly in the said cut to t	Subdivision; and gent curve to the 01 feet); thence the right; thence said curve bears verse radius curve ord to said curve Lot 756; thence right of way line 0-foot radius nonterly right of way urve (Note: Chord y Lot line; thence

		Pin	7703
		Project	MP-0182(6)
Parcel	117:TAQ	Tax ID	27-31-154-043
	118:TAQ		27-31-154-042
·	119:TAQ		27-31-154-041

					- 1							
						119:T/	AQ	27-31-154-041				
119:TAQ	Section	31	Township	35	Range	1W	Meridian	S.L.B. & M.				
Legal Description	thence sou Chord to sa foot radius (Note: Cho line; thence way line ar non-tanger line and lin feet) to a p	Beginning at the northeast corner of said Lot 755 of said Western Springs Subdivision; and running thence southerly 32.15 feet along the arc of 60.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears S.05°03'07"E. for a distance of 31.77 feet) to the beginning of a 100.00-foot radius reverse curve to the right; thence southerly 28.07 feet along the arc of said curve (Note: Chord to said curve bears S.12°21'38"E. for a distance of 27.99 feet) to the southerly Lot line; thence N.89°43'43"W. 99.03 feet along said southerly Lot line to the existing easterly right of way line and limited access line of the Mountain View Corridor to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 76.30 feet along said existing easterly right of way line and limited access line (Note: Chord to said curve bears N.04°38'06"W. for a distance of 76.30 feet) to a point in the northerly Lot line of said Lot 755; thence S.79°41'27"E. 98.00 feet along said Lot line to the point of beginning.										
Access	Access is fr	ccess is from Geronimo Circle for all three parcels.										
Reservations of Sale 117:TAQ 118:TAQ 119:TAQ	23Unite or withi activitie 2. The graexcludes state pradjacen walls, fewithin tobstruct 3. Pursuan above dand acro 4. Together restriction.	d States on this trest conduction to rest from the conduction to t	s Code, Section ract, EXCEPT sincted on this later this grant any The Grantee in any including but all other act have reached tract of land westerly Lot line and subject rearing of recolled in Title	n 131, igns to and. to use rights sherel ut not tivities of Way perty. er 6, Sel is granne of set to any ord or ee 23 U	shall not be erected advertise the sale, where the abutting state to air, light, view and advised that due limited to excavation related to highway what air, light, viection 117, Utah Conted without access aid Lot 756. We and all existing enforceable in law a	d, displanting of the proposition of the propositio	ayed, placed of lease of this to lease of this to lease of this to leave the lease of this to leave the lease of this to leave the leave	d as defined in Title or maintained upon ract or the principal away purposes and across the abutting construction on the actures, poles, signs, h may be permitted by be restricted or as, as amended, the ning roadways over rights of way and of be established or				
Disclosures	First Right o	of Refus	al property ha	as beer	n WAIVED by	y previo	us owner on a	all three (3) parcels.				
For Additional Information Contact	Su Co Office Cell:	eryl Da rplus La pordina : 801-96 385-222 vis@utal	and tor 5-4701		Brad Daley Surplus Land Program Manager Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov	ROW Deputy Director Property Management Office: 801-965-4438 Cell: 801-633-4723						

WHEN RECORDED, MAIL TO: Utah Department of Transportation Right of Way, Fourth Floor Box 148420 Salt Lake City, Utah 84114-8420

Quit Claim Deed

(Controlled Access)
Salt Lake County

Affecting Tax ID No. 27-31-154-043
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:117:TAQ

The UTAH	DE	PAR	TMEN	T OF	TRANSP	ORT	ATION	N, by it	s duly	app	ointed	Director	of Right	t of Way
Grantor, o	of S	Salt	Lake	City,	County	of	Salt	Lake,	State	of	Utah,	hereby	QUIT	CLAIMS
to							, Gran	tee, at						,
County of _						_, S	tate o	f			, Zip			, for the
sum of			TEN	l (\$10.	00)		Do	llars, a	nd oth	er go	ood an	d valuab	le consi	derations
the followin	g de	scrib	ed trac	t of lar	nd in Salt	Lake	Coun	ty, Stat	e of Uta	h, to	-wit:			

A tract of land, situate in the Lot 757 of the Western Springs Subdivision Phase 7B, recorded as Entry No. 10010969, Book 2007, Page 64 in the SW1/4NW1/4 of Section 31, T.3S., R.1W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said Lot 757 of said Western Springs Subdivision; and running thence southeasterly 40.59 feet along the arc of a 50.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears S.31°42'31"E. for a distance of 39.48 feet); thence S.35°01'48"W. 113.71 feet to the existing easterly right of way line and limited access line of the Mountain View Corridor, to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 118.84 feet along said existing easterly right of way line and limited access line (Note: Chord to said curve bears N.09°50'00"W. for a distance of 118.82 feet) to the northerly Lot line of said Lot 757; thence N.81°32'50"E. 65.54 feet along said northerly Lot line to the point of beginning. The above described tract of land contains 5,918 square feet in area or 0.136 acre, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this

Continued on Page 2 UDOT RW-05UDA (11-01-03) PAGE 2 PIN No. 7703 Project No. MP-0182(6)

Parcel No. 0182:117:TAQ

tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

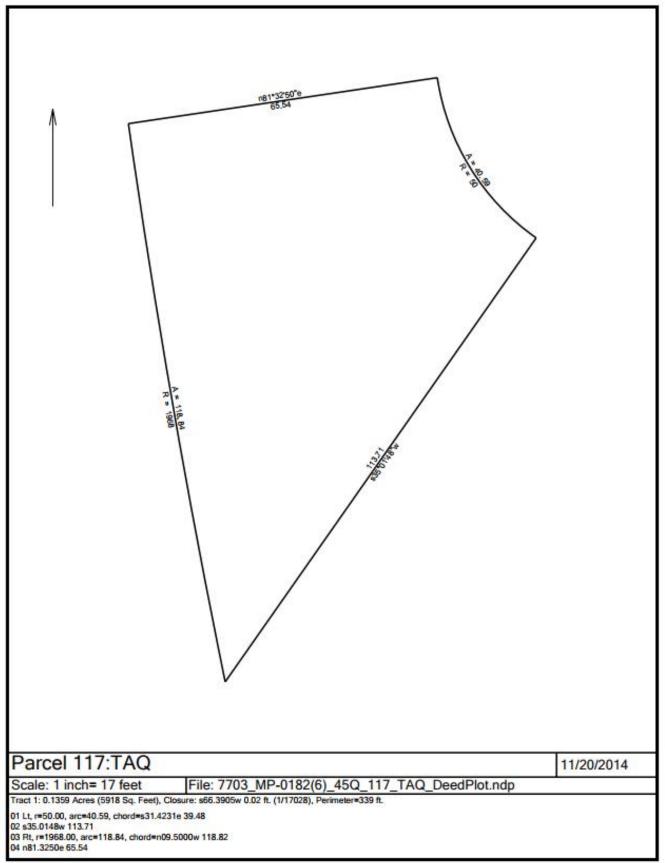
Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining roadways over and across the westerly Lot line of said Lot 757.

Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

PIN No. 7703 Project No. MP-0182(6) Parcel No. 0182:117:TAQ

	uted this		EPARTMENT OF TRANSPORTATION has caused this of, A.D. 20, by its
STATE OF UTAH)) ss.	UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF DAVIS)	Ву
On Director of Right of V behalf of said UTAH [Vay, and he	further acknow	we written personally appeared before me, being by me duly sworn, did say that he is the ledged to me that said instrument was signed by him in ORTATION.
WITNESS my	hand and of	fficial stamp the	date in this certificate first above written.
	Notary Public	;	



WHEN RECORDED, MAIL TO: Utah Department of Transportation Right of Way, Fourth Floor Box 148420 Salt Lake City, Utah 84114-8420

Quit Claim Deed

(Controlled Access) Salt Lake County

Affecting Tax ID No. 27-31-154-042
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:118:TAQ

The UTAH	l D	EPAR	RTMEN	T OF	TRANSP	ORT	ATION	N, by it	ts duly	appo	ointed	Director	of Right	of Way,
Grantor, o	of	Salt	Lake	City,	County	of	Salt	Lake,	State	of	Utah,	hereby	QUIT	CLAIMS
to							, Gran	tee, at						
County of _														
sum of			TEN	V (\$10.	00)		Do	llars, a	and other	er go	od an	d valuab	le consid	lerations,
the followin	ng d	escrit	oed trac	t of la	nd in Salt	Lake	Coun	ty, Stat	e of Uta	h, to	-wit:			

A tract of land, situate in the Lot 756 of the Western Springs Subdivision Phase 7B, recorded as Entry No. 10010969, Book 2007, Page 64 in the SW1/4NW1/4 of Section 31, T.3S., R.1W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said Lot 756 of said Western Springs Subdivision; and running thence southerly 8.01 feet along the arc of 100.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears S.02°01'22"E. for a distance of 8.01 feet); thence S.00°16'17"W. 3.59 feet to the beginning of a 15.00-foot radius curve to the right; thence southwesterly 13.62 feet along the arc of said curve (Note: Chord to said curve bears S.26°16'53"W. for a distance of 13.16 feet) to the beginning of a 50.00-foot reverse radius curve to the left; thence southerly 53.01 feet along the arc of said curve (Note: Chord to said curve bears S.21°55'17"W. for a distance of 50.56 feet) to the southerly Lot line of said Lot 756; thence S.81°32'50"W. 65.54 feet along said southerly Lot line to the existing easterly right of way line and limited access line of the Mountain View Corridor, to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 80.99 feet along said existing easterly right of way line and limited access line; thence northerly 80.99 feet along the arc of said curve (Note: Chord to said curve bears N.06°55'29"W. for a distance of 80.98 feet) to the northerly Lot line; thence S.89°43'43"E. 99.03 feet along said northerly Lot

Continued on Page 2 UDOT RW-05UDA (11-01-03)

PIN No. 7703 Project No. MP-0182(6) Parcel No. 0182:118:TAQ

line to the point of beginning. The above described tract of land contains 6,067 square feet in area or 0.139 acre, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining roadways over and across the westerly Lot line of said Lot 756.

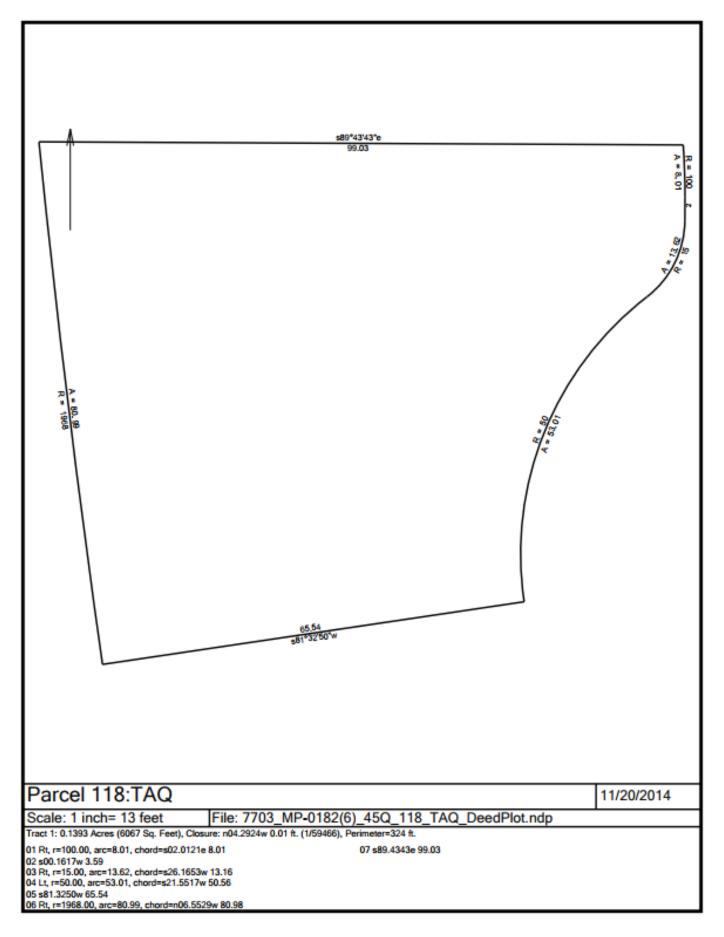
Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Continued on Page 3 UDOT RW-05UDA (11-01-03)

PIN No. 7703 Project No. MP-0182(6) Parcel No. 0182:118:TAQ

instrument to be exec	cuted thi	s	AVERTA PROPERTY	day of		See Lit. To L'Acotty early		, A.D. 2	0, by its
Director of Right of W	ay.								
STATE OF UTAH) s	Uss.	ITAH DEPA	RTMENT	OF TRAN	SPORTA	TION
COUNTY OF DAVIS)		у				
On	the	date			written				pefore me,
Director of Right of V behalf of said UTAH I					-	that said in	nstrument	was sign	ned by him in
WITNESS my	hand a	nd offic	ial stamp	the dat	e in this cer	tificate first	above w	ritten.	
					_				
ſ	Notary F	'ublic							



WHEN RECORDED, MAIL TO: Utah Department of Transportation Right of Way, Fourth Floor Box 148420 Salt Lake City, Utah 84114-8420

Quit Claim Deed

(Controlled Access)
Salt Lake County

Affecting Tax ID No. 27-31-154-041
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:119:TAQ

The UTAH D	EPAR	TMEN	ΓOF	TRANSP	ORT	ATION	N, by it	s duly	appo	ointed	Director	of Right	of Way
Grantor, of	Salt	Lake	City,	County	of	Salt	Lake,	State	of	Utah,	hereby	QUIT	CLAIMS
to						, Gran	tee, at						
County of					_, S	tate o	f			, Zip			_, for the
sum of	TEN (\$10.00)					Dollars, and other good and valuable consider						derations	
the following described tract of land in Salt Lake County, State of Utah, to-wit:													

A tract of land, situate in the Lot 755 of the Western Springs Subdivision Phase 7B, recorded as Entry No. 10010969, Book 2007, Page 64 in the SW1/4NW1/4 of Section 31, T.3S., R.1W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said Lot 755 of said Western Springs Subdivision; and running thence southerly 32.15 feet along the arc of 60.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears S.05°03'07"E. for a distance of 31.77 feet) to the beginning of a 100.00-foot radius reverse curve to the right; thence southerly 28.07 feet along the arc of said curve (Note: Chord to said curve bears S.12°21'38"E. for a distance of 27.99 feet) to the southerly Lot line; thence N.89°43'43"W. 99.03 feet along said southerly Lot line to the existing easterly right of way line and limited access line of the Mountain View Corridor to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 76.30 feet along said existing easterly right of way line and limited access line (Note: Chord to said curve bears N.04°38'06"W. for a distance of 76.30 feet) to a point in the northerly Lot line of said Lot 755; thence S.79°41'27"E. 98.00 feet along said Lot line to the point of beginning. The above described tract of land contains 6,466 square feet in area or 0.148 acre, more or less.

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Project No. MP-0182(6) Parcel No. 0182:119:TAQ

PIN No. 7703

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining roadways over and across the westerly Lot line of said Lot 756.

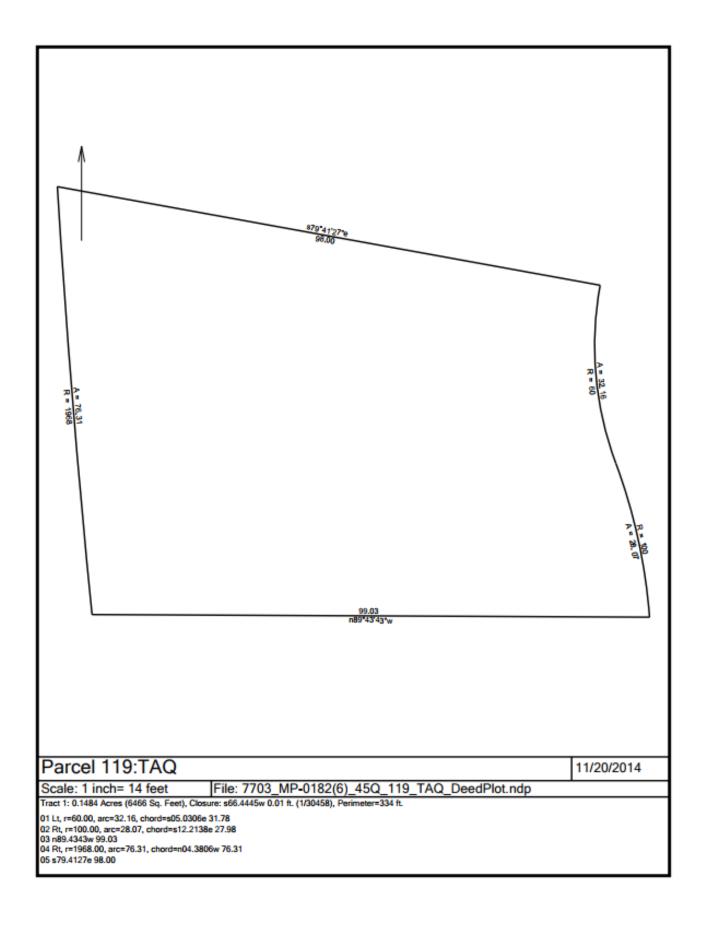
Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity.

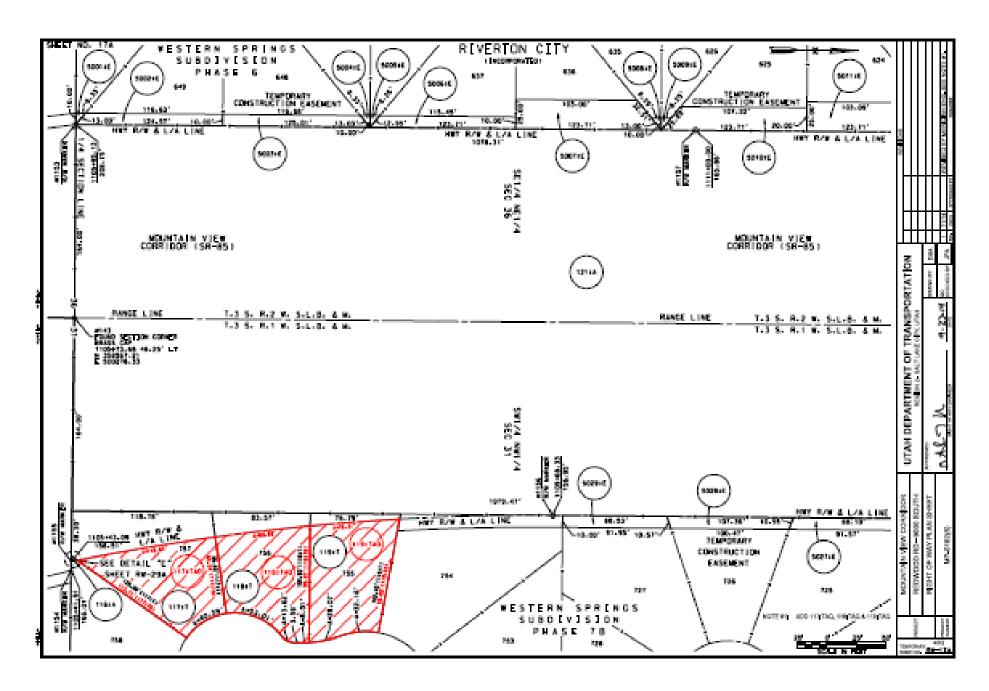
Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Continued on Page 3
UDOT RW-05UDA (11-01-03)

PIN No. 7703 Project No. MP-0182(6) Parcel No. 0182:119:TAQ

	tuted this		of, A.D. 20, by its
STATE OF UTAH)) ss.	UTAH DEPARTMENT OF TRANSPORTATION
On	the date		e written personally appeared before me,
Director of Right of V behalf of said UTAH [•	rther acknowle	being by me duly sworn, did say that he is the edged to me that said instrument was signed by him in PRTATION.
WITNESS my	hand and offici	al stamp the d	ate in this certificate first above written.
	Notary Public		_







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